

Planning Statement

Woodcroft Farm, Havant Borough

Prepared for:

Grainger Plc

Savills (UK) Limited
2 Charlotte Place
Southampton
SO14 0TB

023 8071 3900

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1. Introduction

- 1.1 This Planning Statement has been prepared and submitted in support of the full planning application made on behalf of Grainger Plc (Derwent Developments Ltd) for the erection of 293 residential dwellings, plus the retention of the existing farmhouse, comprising one, two, three and four bed properties, open spaces, internal roads, access, parking, and associated landscaping.
- 1.2 The application site is within the administrative boundary of Havant Borough Council and covers a site area of approximately 10.5 hectares. The application responds to the Allocation of the site within the Havant Borough Core Strategy for residential development and associated infrastructure, which forms one of the Council's strategic sites identified under policy CS18: Strategic Site Delivery and within the Strategic Site profile 5.
- 1.3 Section 2 provides details of the planning application and relevant planning history. Section 3 provides the pre-application advice received and Section 4 provides a summary of the community involvement undertaken prior to the submission of the application. Section 5 and Section 6 of this Statement provide an assessment of the application proposals against the development plan and national planning policy. Section 7 provides a summary of the Affordable Housing provision, with Section 8 a short summary of the proposal.
- 1.4 The Planning Statement should be read in conjunction with all other supporting documentation and application drawings.

2. The Application and Planning History

Application and Site

- 2.1 The planning application is submitted in full for the development of 293 residential dwellings and retention of the existing farmhouse within the strategic site area identified in the Core Strategy, including a new access from Eagle Avenue. A second access point is provided from Woodcroft Lane serving a south east element of the development, with a further emergency access only provided from James Copse Road.
- 2.2 The site lies to the north of Wecock Farm and is bounded to the south by the existing Meadowlands Primary School, formal open space provision and residential dwellings. To the west and north the site is bounded by open fields, and to the west by residential dwellings within James Copse Road. The site lies on the boundary with two other Local Authorities, with East Hampshire located to the north and Winchester District to the west.
- 2.3 The land currently comprises a series of paddocks separated by hedgerows and trees. In the south west of the site there exists a single farmhouse dwelling with associated outbuildings and stables. Bounding the site to the south, west and north is a series of existing bridleways and Byway Open to All Traffic (BOAT).
- 2.4 Vehicular access to the farm is currently provided via Woodcroft Lane in the south east of the site with a metalled track.

Planning History

- 2.5 The application site has been the subject of promotion over a number of years, with the previous Local Plan Inspector dismissing the site's inclusion within the former Havant Local Plan on the grounds that it could not be demonstrated that access could be achieved.
- 2.6 Havant Borough Council consulted on its Core Strategy Issues and Options Paper in Spring 2007 where it gave several options for growth including concentration on the main land and disbursed growth within the Borough. In Spring 2008, the Preferred Options Core Strategy consultation was undertaken, where the application site was identified on the Key Diagram as a broad location for development. A further consultation was undertaken in June 2009 where the Woodcroft Farm site was identified as a Strategic Site in draft policy CS15 and in a Strategic Site profile for approximately 340 dwellings.

- 2.7 During this period, Grainger plc and Hampshire County Council overcame previous issues concerning access, with the application site included within the Council's Pre-Submission Core Strategy in March 2010 (draft policy CS16) as a Strategic Site for approximately 340 dwellings. The Core Strategy was submitted for Examination in June 2010 and found sound and adopted on 1 March 2011.

Figure 1: Site location



3. Pre-Application Advice

- 3.1 Paragraphs 188 and 190 of the National Planning Policy Framework (NPPF) state that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It identifies that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community. It also states that the more issues that can be resolved at pre-application stage, the greater the benefits.
- 3.2 While the principle of development and other matters such as the location of the access were assessed and concluded as being sound as part of the Examination in Public, extensive pre-application advice and dialogue has taken place with Havant Borough Council, Hampshire County Council, key stakeholders and the local community on the proposed development.
- 3.3 A pre-application submission was provided to the Council including proposed layout, ecology plans, landscape plans, tree plans, access proposals, house types, energy statement and drainage and SUDs strategy. A meeting was held on 28 September 2011 to discuss the proposed development and identify key issues, with a written response provided on 18 November 2011. The responses and decisions made through these pre-application discussions have informed the nature and content of the assessments that have been undertaken and which accompany this application, the masterplanning process and ultimately the scheme proposals themselves.
- 3.4 Comments made by officers at the pre-application meeting and in a follow up letter dated 18 November 2011 confirmed the acceptability of residential development in principle. While the amount of development was shown to be below the 340 dwellings identified in the site, it was also noted at the time that provided it can be demonstrated that the development would constitute full and effective use of land, this too was acceptable.
- 3.5 With regard to the proposed dwellings, the Council requires a mix of dwelling types, sizes and tenures in accordance with Policy CS9 of the Core Strategy. The Council provided information of housing need within the Borough and requested the mix of sizes be related to the Strategic Housing Market Assessment and the Housing SPD as well as any other relevant information regarding the market at the time of the planning application. This work in respect of housing mix, particularly in respect of the affordable housing (See Affordable Housing Statement – Section 7), has been updated prior to submission of the planning application.

- 3.6 With regard to affordable housing, the Council advised that under policy CS9 of the Core Strategy development of housing sites should deliver an average of 30-40% affordable housing comprising a range of tenures. Most recently in January 2013 Savills Planning sought the advice from the Housing Officer at HBC over the suitability of the housing mix and the type of housing to be shown as delivering the 30%. The overall proposed split and mix was confirmed as acceptable in principle.
- 3.7 With regard to dwelling types and design, the Council confirmed that the designs submitted during the pre-application discussions, which were of traditional design and materials, were broadly acceptable. It was noted that the proposals would comply with at least Code Level 3 in terms of the Code for Sustainable Homes and Policy CS14 of the Core Strategy and a range of methods to achieve this were suggested. Further details on how this has been achieved are set out within the Sustainability Report prepared by Richard Hodgkinson Consultancy.
- 3.8 With regard to access and car parking, it was acknowledged by the Council that the main vehicular access would be from Eagle Avenue through the existing Meadowlands School grounds to the south of the site. The lesser access to four dwellings via Woodcroft Lane was also acknowledged and deemed acceptable. Comments were provided by the Council's Development Engineer (Highways) commenting that the road layouts would need to ensure no dominance of cul-de-sacs and that the layout did not prevent the potential for any future expansion to neighbouring authorities. The Council requested that a transport assessment and strategy accompany the planning application and should include evidence on the question of how the proposed roads could adequately cater for the access needs in the event of the additional quantum of development. An access and movement plan should also make clear where any pedestrian/ cycle only linkages have been formed.
- 3.9 It was noted that a new school playing pitch would be located within land controlled by Grainger Plc but outside the planning application red line boundary. In order to provide secure access from the school to the new playing pitch, the existing bridleway will be stopped up and diverted to the north across the site. It was suggested that a separate application of the relocation of the pitch should run concurrent with the application. Consideration for landscaping around this site was also requested.
- 3.10 With regard to car parking standards the Council confirmed this would be required in accordance with the Residential Car Parking and Cycle Provision SPD (2010). Any reductions would need to be supported by evidence. It was commented that the scheme should not over rely on car parking courts and a mixed approach to parking was preferable including on street parking. It was however noted that car parking should not dominate the street scene. Landscaping should also be used to breakup the parking.

- 3.11 In respect of Urban Design, the officer considered the site to be extremely characterful and was pleased that the most was being made of the existing landscape assets. It was identified that three distinctive areas of character were defined: the entrance area and playing field to the east, the solution feature and pond area to the west, and the area in between defined by mature north/south hedgerow. In accordance with the Core Strategy Site Profile, it was identified that the development provides the opportunity to contribute to the regeneration of the Wecock area. As well as the delivery of the development itself, investment into existing community facilities, such as the Acorn Centre, was identified as an opportunity. Further discussions regarding the socio-economic benefits for the community are to be discussed with the Council and the community during the determination period.
- 3.12 The Council acknowledged the potential for the site to extend into East Hampshire and Winchester District and therefore it has been important that the design and layout of the development does not compromise later phases and that the design and layout of the areas should be thought about collectively to ensure they integrate well with one another and maximise site assets and constraints.
- 3.13 Particular attention has been paid to the site entrance, to ensure it acts as a gateway to the development through the type of built form and materials proposed, as requested by the Local Planning Authority at the pre-application stage.
- 3.14 With regard to the existing farmhouse, the Council considered its retention would create a modest but positive sense of historical continuity subject to sympathetic treatment of its surroundings and new curtilage. This has been achieved through the layout and orientation of the residential units. As the farmhouse is in existing lawful use and not tied for agricultural purposes, it has been excluded from the overall housing capacity of 293 new dwellings.
- 3.15 A key area of advice from the Council's landscape department concerned the retention of the existing landscape features, trees and hedgerows wherever possible. This has been achieved, with the access routes kept to a minimum and located at areas where they would offer the least disturbance.
- 3.16 Full details of the landscape strategy and play areas are provided within the Design and Access Statement, which have also been informed by the Drainage Strategy and Tree Constraints and Protection Plan.
- 3.17 As part of the Pre-Application discussions, it was clear the solution features present on the site needed to be taken into account

- 3.18 In accordance with the Council's screening opinion dated 6 July 2011, the Council confirmed an Environmental Impact Assessment is not considered to be necessary. Given the parameters against which the Opinion was given has not changed, then the opinion remains valid.
- 3.19 The Council confirmed development contributions will be guided by three main factors: the core strategy, particularly policies CS18 (strategic sites) and CS21 (developer requirements); consultation with statutory bodies and site specific mitigation measures. It provided the following as an indication of the likely range of requirements including:
- Affordable housing
 - Community safety
 - Compensatory tree planting
 - Consideration of adjacent SINC
 - Education
 - Highways improvements
 - Off site regeneration
 - Sports facilities/ play space
- 3.20 Matters concerning all of these aspects have been addressed as part of the application submission and will be discussed further with key stakeholders and the Borough Council during the determination of the application.
- 3.21 The Council has a Development Consultation Forum (DCF) which allows developers to keep Members, the Council, stakeholders and the local community informed of site development plans and to present proposals to them as part of ongoing consultation. A presentation was given to the DCF on 26 January 2012 consisting of exhibition boards showing a proposed site layout and a description of the key issues.
- 3.22 A presentation was given by Grainger explaining the proposed development and the key parameters which informed key decisions. Members then asked a number of questions which Grainger was able to respond to. A range of public consultations have also been undertaken and are explained in more detail under the relevant section.
- 3.23 The future delivery of Woodcroft Farm and the planning application itself have been the subject of extensive pre-application discussion with the Local Planning Authority and key stakeholders, which has ultimately influenced and shaped the proposal as submitted.

4. Summary of Community Involvement

- 4.1 Planning shapes the places where people live and work. The planning system also helps protect and enhance the character of places that are locally valued. Paragraph 66 of the NPPF states that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
- 4.2 Grainger Plc recognises that it is crucial that people should be given the opportunity to take an active part in the planning process and therefore extensive community consultation has been undertaken in the preparation of this planning application. This chapter details the consultation that has been undertaken, comments received and how the detailed design has evolved in response to this.
- 4.3 The objectives of all consultation activity undertaken in conjunction with the proposed scheme were to:
- Identify key consultees
 - Ensure identified consultees are fully engaged
 - Raise awareness of potential development plans for the site, ensuring open and honest communication and understanding
 - Communicate in an effective and transparent manner
- 4.4 A range of community consultations have taken place with local residents, stakeholders, Members and the Council to inform the planning application and provide the opportunity to understand the proposed development and provide comments and feedback. This is detailed in the following paragraphs.

Development Consultation Forum

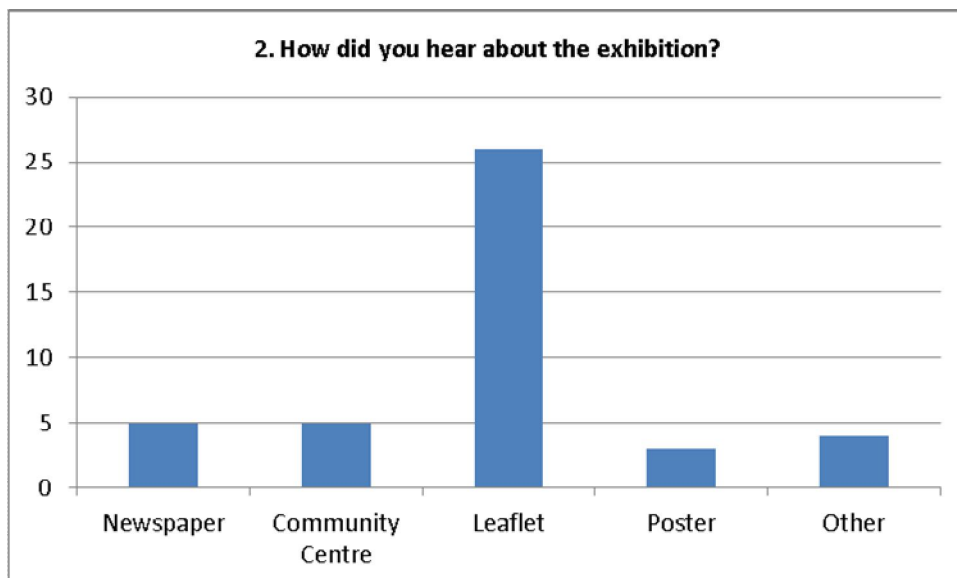
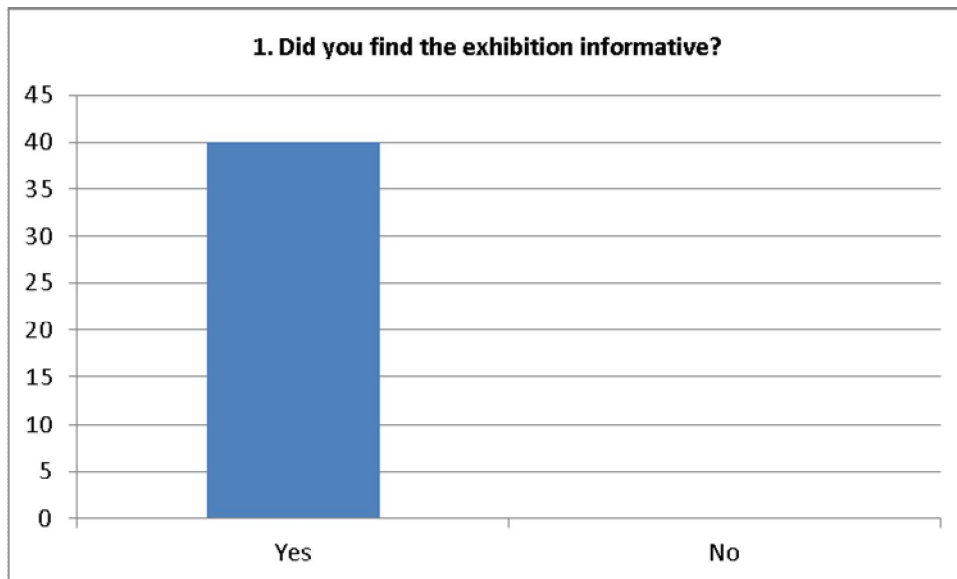
- 4.5 As part of the application's preparation a presentation was given at the Development Consultation Forum (DCF) on 26 January 2012 to provide Members, local residents, stakeholders and the Council with information on the proposed development and the opportunity to ask questions and comment. Exhibition boards were displayed before the commencement of discussion to allow attendees to view a proposed site layout and information on how key issues were to be addressed. A presentation was then given by the Council on its Local Development Framework and background to the proposed development. Grainger then gave a presentation detailing the site history, proposed development including

quantum and mix, and any important site considerations and how these were proposed to be dealt with. Members then asked questions and made comments on the proposed development.

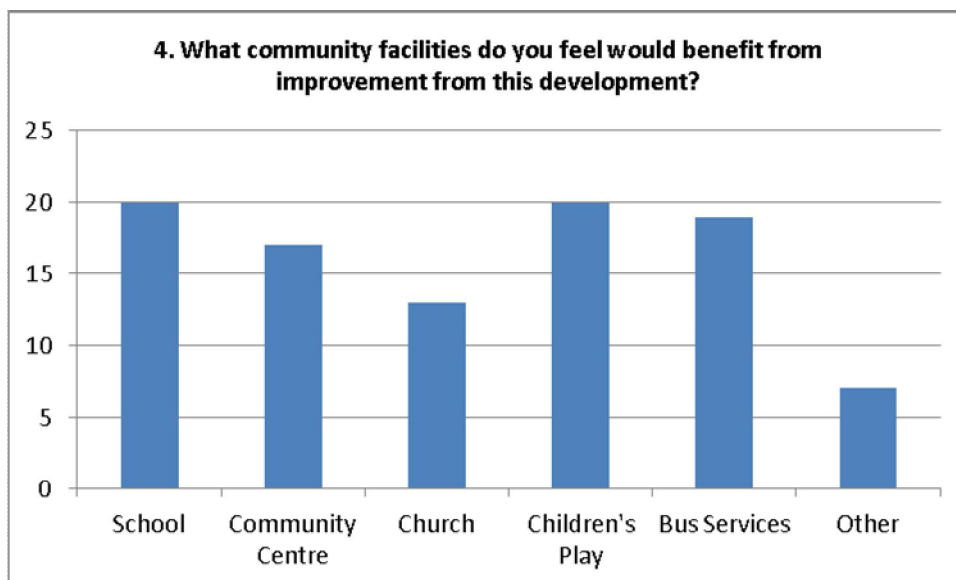
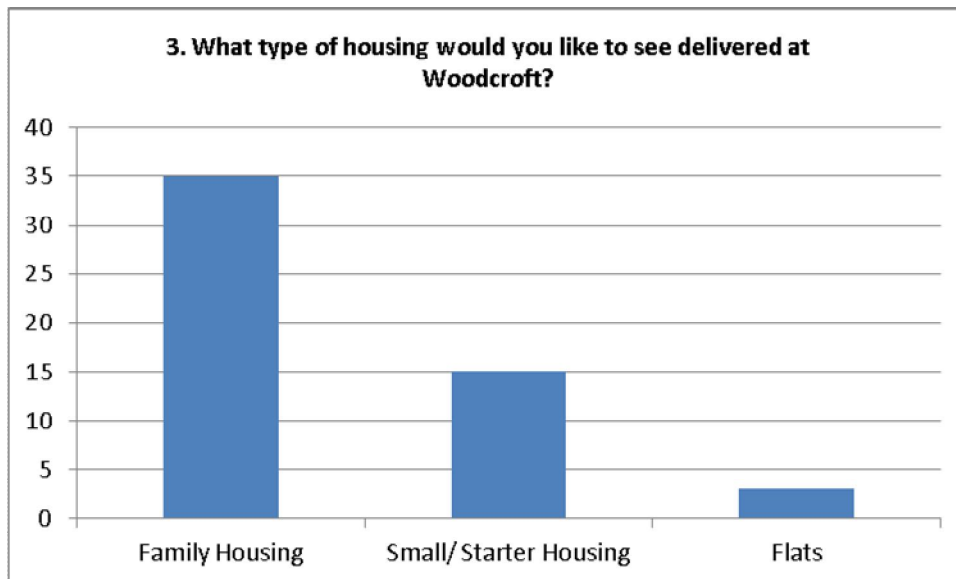
- 4.6 The key site issues were discussed including affordable housing and housing mix, highways, drainage, open space, planning policy, urban design and landscape, matters concerning trees and ecology.
- 4.7 A significant amount of work has been undertaken by the consultancy team to address the issues raised as part of the DCF to prepare an application that will deliver a successful development.

Public Exhibitions

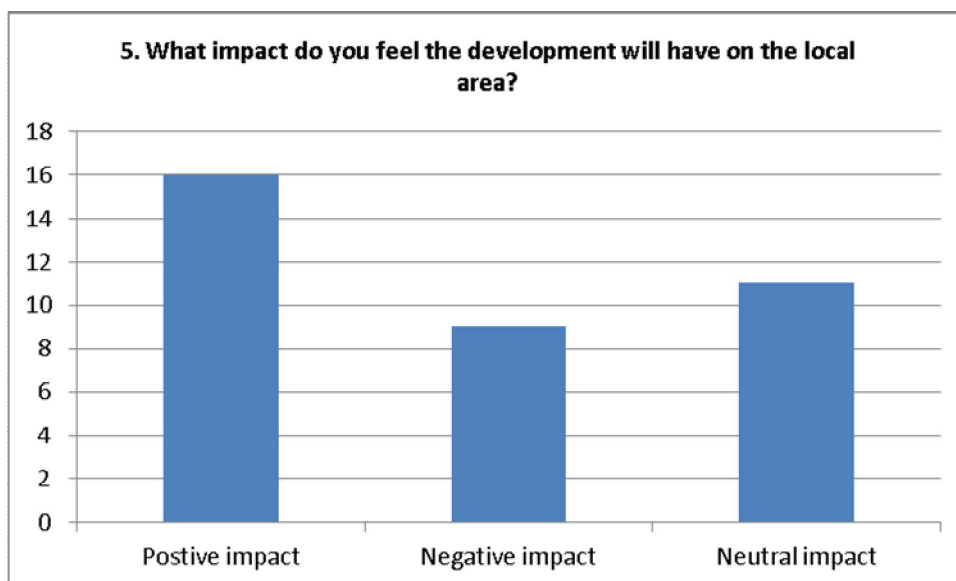
- 4.8 A public exhibition was held on Friday 7 October 2011 from 12pm to 7pm and Saturday 8 October 2011 from 10am to 3pm. The exhibition was advertised in the local press, letters were sent to Ward members and posters were displayed in the local area, community centre and school. The exhibition was a manned display with Grainger's consultants in attendance to explain the proposed development, answer questions and receive comments. Exhibition boards were on display and questionnaires were available for attendees to fill in and comment. A range of people attended including community groups, local residents and local Councillors/ Ward members.
- 4.9 Forty one written responses were received over the two days, with overall support for new housing and a mix of family housing to meet local needs. The provision of affordable housing was also supported. Some stated they would like to see community facilities supported and improved as part of the development including schools, the community centre, children's play space and bus services. The majority view was that the development would have a positive impact on the area, although as would be expected there were concerns raised over the impacts of population growth and traffic. Comments were also made requesting open spaces be incorporated into the site and trees be retained. The following section sets out the analysis of the comments received.



- 4.10 While only 41 written responses were received over the two days, the Exhibition was attended by just under 100 people, who viewed the Exhibition Boards and raised a number of questions. From the responses received, it was evident that the leaflet dropping had the most influence over who attended the event.



- 4.11 There was a clear wish for the site to include a majority of family housing, which has been reflected within the housing mix proposed within the application submission. In respect of where the development proposal could add value to the area, there was no clear direction given from the community.



- 4.12 Of those that provided a written response, a majority considered that the development of Woodcroft Farm would have a positive impact on the area.

Community Board

- 4.13 A presentation was given by Grainger at the Community Board meeting on 18 January 2012 followed by a question and answer session and a more informal exhibition. The presentation was advertised on posters displayed by the Council and attendees included Ward members, local residents and community groups. Comments were received on the mix of dwellings, affordable housing, access arrangements, open space and the link with the school. It was confirmed that the proposal would provide a range of dwelling types with associated parking and amenity space. Access was confirmed to be from Eagle Avenue with access from Woodcroft Lane to a small number of dwellings with no through road.

Stakeholder engagement

- 4.14 During the preparation and detailed design for the proposed development, Grainger has been engaging with a range of stakeholders including the Council and Statutory Consultees to ensure key issues are identified and addressed. Comments received from these have been fully considered in developing the detailed design and are set out in the accompanying supporting studies and report.

5. Conformity with National Planning Policy

- 5.1 In May 2012 the Government replaced the suite of Planning Policy Statements and Guidance Notes with its new National Planning Policy Framework, which is material to decision making in respect of all planning applications.
- 5.2 The planning system plays an important role in supporting house building and economic growth, acknowledged throughout the NPPF, which at its heart is the “*presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking*”.
- 5.3 For decision taking, this means:
- *Approving development proposals that accord with the development plan without delay; and*
 - *Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - o *Any adverse impacts in doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - o *Specific policies in this Framework indicate development should be restricted.*
- [NPPF Para 14]
- 5.4 Having been tested through the preparation and Examination of the Havant Borough Core Strategy, the delivery of land at Woodcroft Farm for strategic scale residential development, forms part of the Development Plan. As such, the Planning application, which accords with the Development Plan should be approved as per Para 14 of the NPPF.
- 5.5 The NPPF also re-affirms the approach to decision-taking should be in a positive way to foster the delivery of sustainable development, and that LPAs should look for solutions rather than problems [Paras 186 and 187]. With its responsibility to deliver sufficient sites to meet its current and future housing requirements, the delivery of a net gain of 293 dwellings in a sustainable location is supported by the thrust of the NPPF and its objective to boost the supply of housing and support good design.

- 5.6 The NPPF contains an overarching theme on the presumption in the favour of sustainable development and states that Local Planning Authorities should approve development proposals that accord with the development plan without delay (paragraph 14). The proposed development would contribute towards sustainable development, providing 293 net additional dwellings on a site adjoining existing development with a varying housing mix within a high quality built environment.
- 5.7 The site is allocated in the Core Strategy as a strategic site to aid in the regeneration of the area and assist with housing delivery in the wider Borough and its delivery will contribute towards social, economic and environmental benefits. The site has been through extensive public consultation as part of the Core Strategy production and represents a sustainable site in terms of being located on the edge of existing development with access to a range of employment, services and transport links, and is key to housing delivery over the plan period. This accords with paragraphs 6, 7 and 9 of the NPPF.
- 5.8 The proposals uphold the core planning principles set out at Paragraph 17 of the NPPF including:
- To help deliver the required homes in the area on land that is suitable for development, principally by allocating sufficient land (3rd core planning principle)
 - Seeking to secure high quality design and a good standard of amenity for all existing and future occupants (4th core planning principle)
 - Promoting vitality of our main urban areas (5th core planning principle)
 - Taking full account of climate change and flood risk (6th core planning principle)
 - Development of this land is of lesser environmental value, therefore, is suitable for development and the proposals aim to conserve and enhance the surrounding natural environment (7th core planning principle)
 - Making fullest use of public transport, cycling and walking, and focusing development in a sustainable location (11th core planning principle)
- 5.9 In accordance with paragraph 32, the proposed development is located in a sustainable location and provides the opportunity for using existing modes of sustainable transport to access facilities and services, including walking, cycling and public transport. Safe and suitable access to the site can be achieved with adequate visibility, sight lines and turning space. Emergency and refuse vehicles are able to manoeuvre through the site and parking for vehicles and cycles has been provided on the site in accordance with the required standards.

- 5.10 The development is located and designed to give priority to pedestrian and cycle movement throughout the site, with access to high quality public transport facilities. The layout created is safe and secure which minimises conflict between traffic and cyclists or pedestrians and considers the needs of people with disabilities, in accordance with paragraph 35 of the NPPF.
- 5.11 Specifically with regard to local parking standards, paragraph 39 makes clear that local planning authorities should take into account the accessibility of the development, the type, mix and use of development, the availability and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high-emission vehicles. The proposed development provides vehicle parking via a combination of allocated and unallocated parking.
- 5.12 Further details of the transport provisions are contained in the supporting Transport Assessment and shown on the submitted plans. In accordance with paragraph 36 a Travel Plan has been submitted with the planning application.
- 5.13 In accordance with paragraph 47, the Woodcroft Farm site has been identified as a key site which is critical to the delivery of the housing strategy over the Council's Local Plan period. The site is identified in the Council's five year housing land supply analysis within its Annual Monitoring Report as a site to be delivered within the next five years and is therefore a key site for the Borough.
- 5.14 The development of the site will boost the supply of housing within the Borough and will contribute towards meeting housing needs locally by providing a range of dwelling types (affordable and market) and sizes (one, two, three and four bed dwellings). In accordance with footnote 11 the site is deliverable in terms of being available now, offering a suitable location for development now, and being achievable with a realistic prospect that housing will be delivered on the site within five years.
- 5.15 Paragraphs 49 and 197 confirm that housing applications should be considered in the context of the presumption in favour of sustainable development. In accordance with paragraph 50 and the Core Strategy the proposed development provides a mix of housing to meet local need, provide choice and deliver a sustainable community. Affordable housing is proposed at 30% on site provision in accordance with the Council's policy.
- 5.16 The importance of achieving good design is set out by paragraphs 56 - 57 and 60 - 66 of the NPPF. These state that it is important to plan positively for the achievement of high quality and inclusive design for all development and that decisions should aim to ensure that they function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character

and reflect the identity of local surroundings and materials, create a safe and accessible environment and be visually attractive as a result of good architecture and appropriate landscaping.

- 5.17 The evolution of the layout and form of the application proposal has developed through discussions with the LPA, stakeholders, community groups and local residents, and in response to the identified site opportunities and constraints. The proposed development provides a range of one, two, three and four bed dwellings of detached, semi-detached, flats and terraced form with parking and private amenity space. The design taken is a traditional architectural style with high quality simple materials proposed and detailing to add interest. Careful consideration has been given to the layout of the proposed development to ensure a legible development with natural surveillance along key routes.
- 5.18 Landscaping, both accessible and non accessible has been provided through the site with areas of open space provided. Important trees have been retained and used in the development to provide a high quality setting with further tree and hedge planting proposed.
- 5.19 With regard to energy efficiency, paragraph 96 states that in determining planning applications, local planning authorities should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. An energy and sustainability strategy accompanies the planning application setting out the energy efficient measures the development will incorporate and deliver.
- 5.20 Paragraph 66 of the NPPF states that applicants will be expected to work closely with those directly affected by their proposals to evolve design that takes account of the views of the community. Proposals that can demonstrate this in developing the design of new development should be looked on more favourably. The proposed development has been subject to a range of public consultation and community engagement including exhibitions, a community forum meeting and Council meeting as well as ongoing engagement with the Council, Statutory Consultees and Councillors (summarised in Section 4 of this report). Feedback and comments received have been considered in the design evolution.
- 5.21 This section of the Planning Statement has identified that the planning application is in conformity with the NPPF, which is an important material consideration in the assessment of this planning application.

6. Conformity with the Development Plan

- 6.1 This chapter outlines the relevant policies of the development plan and assesses whether the proposed development is in conformity with the development plan policies.
- 6.2 The **Development Plan** comprises:
- The 'saved policies' of the Havant Borough District Wide Local Plan (HBDWLP), adopted September 2005. Those saved policies were confirmed by Direction of the Secretary of State in September 2008
 - The Core Strategy, adopted March 2011
 - National Planning Policy Framework
- 6.3 As a development site, land at Woodcroft Farm has been assessed and identified through the plan production process as an important strategic site for the Borough, to enable it to deliver its prescribed housing requirement.

Havant Borough Core Strategy March 2011

- 6.4 The Core Strategy contains a number of objectives including the need to ensure new development maximises economic, social and environmental regeneration for the Borough and the requirement to ensure all new development is built to a high quality sustainable design. The site is within close proximity to Wecock Farm, which is identified as a priority area for regeneration on page 16 and paragraphs 4.02 and 4.13 of the Core Strategy and states that the Woodcroft Farm site will complement the regeneration needs of the area.
- 6.5 Paragraph 4.01 also identifies that strategic site allocations and the policies of the Core Strategy will contribute to the physical regeneration of some parts of the borough and support local communities and specifically states that these allocations have the specific aim of achieving physical regeneration and improving viability and vitality of the local communities. Policy CS6 of the Core Strategy states that planning permission will be granted for development which positively contributes by type of use and design and by its comprehensive approach to the social, economic and/or physical regeneration of the borough, particularly when it is focussed in key locations including Wecock Farm.

6.6 The proposed development will positively contribute towards the social, economic and physical regeneration of the Wecock Farm area by providing new housing of a range of sizes and tenures with open space and environmental improvements. The development is in a sustainable location and will also result in improved transport links.

6.7 Policy CS18: Strategic site delivery, identifies that this site is critical to achieving the Core Strategy Vision and states that the Council will permit development at the Woodcroft Farm strategic site in accordance with the development requirements set out in the strategic site profile (5). The profile identifies it for the delivery of approximately 340 dwellings with a mixed community. Development is required to make the most efficient use of land by concentrating and distributing new development within key areas including Woodcroft Farm. Specifically, the Woodcroft Farm Site Profile identifies a number of Development Requirements, including;

- **An EIA leading to the production of an Environmental Statement**

As set out within Appendix 1 to this Statement, the application proposal has been the subject of the required screening process, which has concluded that an EIA is not required based on the information submitted in support of the Application.

- **Development to have regard to the adjacent SINC**

Details are set out within the Ecology Report as submitted, which demonstrate how no adverse impact will occur on the SINC identified to the north. Furthermore, as part of the delivery of the development, it is proposed to provide new information boards concerning the SINC and its importance for nature conservation.

- **Deliver wider regeneration benefits**

As part of the determination process, both Savills and Grainger plc will look to engage with the Local Planning Authority and Community Groups to define any specific projects that could be aided through the delivery of the new development. Previous public consultation events have highlighted a number of initiatives that could benefit from delivery of this proposal, which will need to be revisited with the Community Groups prior to determination.

- **Have regard to the highway impacts beyond the application site**

This has been fully taken into account and as set out within the Transport Assessment submitted in support of the Application, with those junctions requiring improvement and the works required identified.

- **Provision of Sports and Play Space**

With regard to the latter, this is provided on site with the provisions set out within the Design and Access Statement. Given the proximity of the formal sports provision immediately to the south of the site, a financial contribution will be made towards its improvement and maintenance.

- **Diversion of existing bridleway**

Discussions have been held with Hampshire County Council regarding a suitable diversion route for the existing public right of way. This need to divert has emanated from HCC Estate and Education Department's desire to have it removed from the Meadowland School site and the new sports provision to be located to the north. A formal application to have the right of way altered will be made, with HCC's Plan setting out this diversion route included within Appendix 2 to this Statement.

- **Flood Risk Assessment is required**

This has been completed by PBA and is submitted in support of the Application.

- **Meet Code for Sustainable Homes Requirements**

The proposal will meet the national requirements for Code for Sustainable Homes, and introduces renewable energy production on site. Full details are set out within the Energy and Sustainability Statements submitted in support of this Application.

- **Provision of a mixed community to provide for private market housing**

The Application provides for 30% affordable housing and 70% open market housing, in line with the Council's requirements and will thus provide a well balanced and mixed community.

- **Minimise Tree Loss**

As set out within the Application drawings and supporting Arboricultural Statement, the Application has been informed by a detailed tree survey, which has categorised the trees in accordance with best practice. The layout has minimised both tree loss and indeed the loss of hedgerows within the site and on the fringe, while also respecting the root protection areas of those trees retained within the development proposal.

6.8 The proposal is for the delivery of 293 dwellings (plus retention of existing farm house) with associated open space, parking, landscaping and environmental improvements. There are a number of key factors which have influenced the total number and distribution of dwellings on the site.

6.9 In addition to the retention of existing hedgerows and trees, there are a number solution features throughout the site, which restrict the area of the site that can be utilised for built form or roads (See Geotechnical Report prepared by PBA). While no development can take place upon them, they have been utilised as part of the landscape framework of the site and as part of informal open space areas to enable efficient use of the site to take place.

6.10 A range of dwelling sizes are proposed on site with the majority provided as dwelling houses rather than flats, which draws on the outputs from the community consultation and affordable housing needs, which in turn has influenced the final capacity of the proposal. The type and

size of housing provided along with the range of open space and informal areas will provide for a sustainable and high quality development which will deliver a mixed community and provide an important contribution towards regenerating the area as well as delivering housing within the Borough.

- 6.11 Policy CS9 of the Core Strategy states that planning permission will be granted for housing proposals that will contribute to achieving a net total of 6,300 dwellings between 2006 and 2026 and deliver on average 30-40% affordable housing on sites of 15 dwellings or more. The delivery of Woodcroft Farm will aid in meeting this housing requirement and given its identification within the Core Strategy as a Strategic Site, is considered to be an important site to meet this overall housing requirement.
- 6.12 In respect of the housing mix, a broad mix has been provided ranging from 1 bedroom flats through to 4 bedroom dwelling houses. This range extends across all tenures through the open market and affordable housing, the latter of which has been informed through discussions with the Borough Council's Housing Officer. This mix of housing is detailed in Table 1
- 6.13 Specifically for the affordable housing, the development will deliver predominantly two and three bed affordable dwelling houses with some four bed dwellings. One bed dwellings have been avoided following dialogue with the Council's housing officer that these are less suitable for a range of people and are less able to meet longer term needs, particularly for those looking to start a family.

Table 1: Housing mix and area

Housing type	Market	Affordable
1 bed flat	6	0
2 bed flat	24	30
2 bed dwelling	32	29
3 bed dwelling	106	26
4 bed dwelling	36	4

- 6.14 Policy CS11 of the Core Strategy states that planning permission will be granted for development that ensures the protection and enhancement of the environment including landscape, built form, nature conservation designations, supports an ongoing programme of survey of habitats and species, and protects wildlife habitats and wildlife corridors. The

proposed development incorporates a range of wildlife and biodiversity enhancements including additional planting, wildlife corridors and linkages.

- 6.15 Full details on how the proposal has fully assessed the environment and provides appropriate mitigation is set out within the Ecological Reports submitted in support of the Application.
- 6.16 Policy CS13 of the Core Strategy relates to green infrastructure and states that development will be permitted that maintains and manages existing networks of green infrastructure, incorporates, where appropriate, improvements to existing green infrastructure as well as new green infrastructure. The proposed development provides a range of green infrastructure through improvements to existing infrastructure as well as proposals for additional planting.
- 6.17 The site contains a network of corridors formed by tree and hedge planting which connects into surrounding green infrastructure. The result is a high quality and greened environment with the provision of a range of natural and semi-natural greenspaces, green corridors, amenity greenspace and accessibility to the countryside.
- 6.18 Policy CS14 of the Core Strategy states that planning permission will be granted for development that locally contributes towards the delivery of the PUSH target of 100mw of renewable energy by 2020, with major areas of development ensuring on-site renewable energy production and resource efficiency is maximised. Residential development is required to meet Level 3 of the Code for Sustainable Homes.
- 6.19 The proposed energy efficiency measures will enable all dwellings to meet the Building Regulations (2010) baseline and the Code Level 3 energy requirements through energy efficiency measures alone. This represents a very high level of sustainable design and construction, and prioritises the reduction in energy demand over the generation of renewable energy.
- 6.20 The full spectrum of low carbon and renewable energy technologies has been assessed. It has been concluded that solar thermal panels are the most appropriate technology for the proposed development. 59 of the total 89 affordable houses have been prioritised for the specification of solar thermal panels. It is estimated that the specification of solar thermal panels will enable 3% of the development's total energy demand to be generated from renewable energy technologies. This responds positively and meets the policy requirement that renewable energy technologies should be provided for major development.
- 6.21 Policy CS16 states that planning permission will be granted for development that is designed to a high standard, responds and respects local context, produces a positive relationship between buildings, street and spaces, and contributes to the improvement of the public realm.

- 6.22 Given the strong green corridors retained throughout the site, the proposal has been designed to respond positively to this context, while also respecting the relationship between the new housing. In respect of the local vernacular, cues have been taken in the form of tile hanging and flint, reflecting the character of the existing farmhouse and key buildings in the surrounding area.
- 6.23 The proposed housing has been positioned and orientated to make the most efficient and effective use of the site, whilst ensuring no overlooking, over dominance or loss of light. Dwellings have been orientated to face onto streets and key areas to provide natural surveillance and reduce crime and the fear of this. High quality materials are proposed and each dwelling has been provided with private amenity space and parking for vehicles and bicycles in accordance with parking standards.
- 6.24 The proposal has been designed to allow access and manoeuvring of refuse and emergency vehicles in and out of the site and provides acceptable viability. The pattern and density of development is considered to provide for an acceptable form of development taking into account the site characteristics and the built form of the locality. Further details on the design of the proposed development are provided in the Design and Access Statement submitted in support of the planning application.
- 6.25 Utilities and foul sewage for the proposed development will be connected to the mains, with surface water held on site before being transferred to the nearest point of discharge to the south west. Due to the presence of solution features on site, there are no soakaways proposed. Further details on the drainage strategy for the site are provided in the supporting Reports prepared by Peter Brett Associates.
- 6.26 Policy CS19 concerns the effective provision of infrastructure and states development will be permitted where additional infrastructure and a programme of delivery has been agreed with the relevant infrastructure provider and that this will provide economic benefits. Significant work has been undertaken to ensure that the proposal is technically sound while also providing for suitable on-site provision of open space and identifying off site road infrastructure that requires improving in conjunction with delivery of the proposal.
- 6.27 These improvements to road infrastructure as set out within the TA and associated Travel Plan submitted in support of the Application pays full regard to Policy CS20, and identifies no hard constraints to delivery of the proposal in respect of highway and transportation measures.
- 6.28 Full details of the transport strategy are provided in the accompanying Transport Assessment and shown on the submitted plans. Access to the development will be from Eagle Avenue

with a secondary access to a small number of properties from Woodcroft Lane. Vehicle and cycle parking has been provided in accordance with the standards as set out in the Council's Residential Parking and Cycle Provision SPD. Pedestrian and cycle access is provided throughout the site with improvements to existing bus services proposed to promote sustainable modes of transport. The roads throughout the development and connecting to the local highways network have been designed to ensure legible routes and avoid congestion spots and rat running. Traffic calming measures are proposed to ensure speed limits are adhered to and pedestrian and cyclists can travel safely with a third, emergency only access from James Copse Road proposed to allow access for Emergency Vehicles if necessary.

- 6.29 Policy CS21 relates to development requirements and states development will be permitted if on-site and/or off-site infrastructure requirements are met, either through its provision or financial contributions. The Council has also had its Community Infrastructure Levy found sound, and discussions concerning CIL Payments and any associated S.106 payments will be discussed as part of the determination process.
- 6.30 With reference to the Council's recent Local Requirements list and Policy DM10 (Pollution), it is acknowledged by the Council that there are no Air Quality Management Areas within the Borough. Given the site has been assessed by the Council and forms part of the vision of the Core Strategy, the delivery of the Application Site and the impact from increase in traffic movements will have been taken into account in forming the Core Strategy and its associated policies.
- 6.31 Encouraging people to walk and cycle through improvements to cycle and walking routes will provide an alternative to the use of the car and therefore contribute towards the Sustainability Assessment objectives regarding air quality and reducing emissions..Furthermore, with the development purely residential, the only effects from the development in respect of Air Quality will be from increased traffic movements, which as noted have already been deemed acceptable by the Local Planning Authority.
- 6.32 Consequently, in the absence of an AQMA nearby, the principle of development being established within the Core Strategy and measures included within the TA and Travel Plan to promote modal shift, walking and cycling it is not considered that the Application will generate unknown effects that require an Air Quality Assessment.

Summary

- 6.31 This chapter has demonstrated that this full planning application is in conformity with National Policy and forms an important site to the delivery of the Council's vision as contained within

the adopted Core Strategy. The proposed development will provide high quality new homes with landscaping and amenity space to create a sustainable and mixed community.

7. Affordable Housing Statement

- 7.1 Discussions have been held during the formal pre-application stage and more recently directly with the Council's Housing Enabling Officer regarding the mix of affordable housing. Of the 293 dwellings proposed, 89 are proposed to be of affordable tenure comprising affordable rent and an intermediate tenure such as Shared Equity. This quantum equates to 30% of the total housing proposed on site.
- 7.2 With regard to housing mix, the broad parameters were discussed and agreed with the Housing Enabling Officer in January 2013, with 30 two-bedroom flats, 29 two-bedroom houses, 26 three-bedroom houses and 4 four-bedroom houses proposed. There are no one-bedroom properties included within the affordable mix. As part of the determination of the Application, further discussions will be held concerning the precise tenure of these properties, which have been dispersed throughout the development scheme.

8. Conclusions

- 8.1 This detailed planning application has been formed following the adoption of the Council's Core Strategy and the identification of land at Woodcroft Farm as a Strategic Site, the delivery of which is considered central to the achieving the Council's Vision.
- 8.2 The Application has been informed by extensive consultation with both Officers and the community, which has helped to shape the development proposal, layout and housing mix.
- 8.3 The Application is supported by a suite of technical documents and reports, expanding upon the principles upon which the application has been formed and demonstrating that there are no constraints to development. These reports also highlight the significant amount of investigation and assessment that has been undertaken to ensure to adverse impact from the delivery of the proposal.
- 8.4 The development proposal provides high quality residential development with a well considered and sympathetic style, which improves the appearance and character of the local area whilst making an important contribution towards the delivery of housing within the Borough. In considering the content of the Application submission, it is respectfully asked that the Application is approved.